



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 12th December 2018 at the Tower Hall at 7.30pm

CHAIRMAN: P Richings

COMMITTEE MEMBERS PRESENT: Miss A Cracknell, Mr M Newton, Mr R Nunn, Mr P Richings, Mr B Ward; Mr J Wright

OTHER ATTENDEES: Members of the public = 1

APOLOGIES: Mr D Francis (another commitment), Mrs B Richardson-Todd (another commitment), Mr Shields (another commitment), Mr R Whiting (family commitment).

ABSENT (no apologies): None

CLERK: Mrs S Stannard

1. APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS

The Chairman read out the Code of Conduct, protocol for debate and statutory rights to film, record, photograph or otherwise report on the proceedings of the meeting.

Apologies were noted as detailed above. Mr Wright proposed acceptance of reasons for councillor absence, seconded by Miss Cracknell with ALL in favour.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 22nd October 2018

Miss Cracknell proposed acceptance of the Minutes, seconded by Mr Newton, with ALL in favour. The Minutes were duly signed by the Chairman as a correct record with no alterations.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Newton declared a local non-pecuniary interest as a member of Suffolk Coastal District Council and also stated that he may be asked to reconsider any matter from this meeting at District Council and at any relevant Committee/Sub Committee and in so doing, shall take into account all relevant evidence and representations made at the District level before coming to a decision.

No other declarations were made.

4. PUBLIC PARTICIPATION

a. To identify public participation with respect to items on this agenda

None

b. Public forum – Members of Public/Parish Councillors may speak on any matter

Mr Nunn reported that when the drains are cleared in Brendon Drive that fluids are discharged at the end of Brendon Drive and this runs down to the Mill Stream. It was agreed that the Clerk will report this to the Environment Agency and if no response to the Suffolk County Councillor.

A member of the public asked that email addresses of councillors be published on the noticeboards in the parish and on the parish council website. He also asked why the Playford Road sign has not been repaired. The Chairman indicated that all correspondence should be addressed to the Parish Clerk and she will make Councillors aware of all correspondence received. It was agreed that making email addresses of councillors known on the noticeboard and website should be considered at a future parish council meeting. The Chairman explained that Suffolk County Council is the authority responsible for dealing with road signs and that the state of the Playford Road sign has been reported to Suffolk County Council.

5. TO NOTE P&D DELEGATED RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATION

DC/18/4386/FUL	20 Mendip Drive, Rushmere St Andrew		Porch added to the front of existing bungalow
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Mr Richings gave a situation report following his examination of the proposal documentation.

DC/18/4386/FUL – 20 Mendip Drive, Rushmere St Andrew – ‘Porch added to the front of existing bungalow’
Application form – No pre-application advice sought. Materials proposed to match existing with new door added.
Plans – Small ridged roof porch added to front of house.
Latest Consultation Expiry Date – 26/11/18 (Site Notice)
Delegated Consideration & Response Made – The application is to add a porch of 0.5m by 2.1m to the front of the existing bungalow. Wall finishes and roof tiles to match existing materials and finishes. The proposed alterations proposed are modest and would not have a significant impact on the street scene or neighbouring properties. In consequence, this was considered a simple application and a delegated response made “Rushmere St Andrew Parish Council recommends APPROVAL”.

This application had a response date of 22nd November 2018 hence the Clerk and Chairman made a delegated response to SCDC on 22/11/2018 under the ‘simple’ application policy.

Officer Decision – 30/11/18 “PERMISSION IS HEREBY GRANTED” with observation include in officer report “The proposed porch would not require planning permission as it is permitted development under Schedule 2 Part 1 Class D (Porches) of the Town and Country Planning (General Permitted Development) (England) Order 2015. In any event, it is a small, subordinate addition to the property that would have no material impact on living conditions at the neighbouring properties. The proposed porch therefore accords with the objectives of Core Strategy Policies DM21 (Design: Aesthetics) and DM23 (Residential Amenity).”

Response: Rushmere St Andrew Parish Council recommends APPROVAL.
Councillors noted and approved the response.

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

DC/18/4652/FUL	25 Kelvedon Drive, Rushmere St Andrew	IP4 5LW	Proposed Single Storey Side Extension
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – Application DC/15/2391/FUL “Proposed alterations and single storey side extension” was granted permission on 29/06/15. In the Officer’s report the following comments are included: -
*Planning Considerations - Visual Amenity The proposal would appear subservient to the existing dwelling. And reflect its style and form. It would accord with planning policies relating to design and visual amenity.

*Planning Considerations - Residential Amenity The proposal is single-storey and there are no windows on the side gable of the adjoining property. Therefore, there would be no loss of light or privacy to the neighbouring residents and the scheme is acceptable in terms of residential amenity.

Application form – Pre-application advice sought in 2015.

Plans – A single storey extension to the side of the property to include a playroom. It incorporates an existing store area which would appear to be the remainder of the originally built garage, mainly converted into a utility room at some time. The exterior footprint appears to be the same as that approved in 2015. Internally, the link between study and dining room has been fully opened up – previously only a window & brickwork below was removed. Additionally, the wall dimension, adjacent to study, has been widened from that of the previous application.

Latest Consultation Expiry Date – 17/12/18 (Site Notice)

Councillors considered the application and debated the merits of the application.

Mr Nunn proposed a recommendation of approval, seconded by Mr Newton with ALL in favour.

Response: Rushmere St Andrew Parish Council recommends APPROVAL of this application.

DC/18/4857/FUL	7 Salehurst Road, Rushmere St Andrew	IP3 8RT	Proposed two storey rear extension, part two storey part single storey side extension and alterations
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – None provided on web.

Advertisement Reason – May Affect Archaeological Site; In the Vicinity of Public Right of Way

Plans – A full width two-storey rear extension is proposed to the south of the property. A two-storey side extension is proposed to the west of the property. The latter incorporates the area encompassed by the existing garage & utility room & is adjacent to the footpath linking Salehurst Road & Bucklesham Road. One chimney stack is removed. Cedar cladding is proposed to existing front first floor elevations (north-east corner).

Latest Consultation Expiry Date – 31/12/18 (Standard & Advertisement)

Councillors considered the application and debated the merits of the application.

Miss Cracknell proposed a recommendation of APPROVAL seconded by Mr Nunn. Resolved: with ALL in favour.

Response: This PC recommends APPROVAL. Informative: The Parish Council would prefer a matching finish of hanging tiles.

DC/18/2602/FUL	40 Kelvedon Drive, Rushmere St Andrew	IP4 5LQ	Erection of a wooden gazebo
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Mr Wright informed Councillors that he was contacted by a friend of the applicant that wanted to discuss the application with him. Mr Wright explained the planning process to this person and indicated that he cannot discuss this application with the individual.

Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Work has already started (April 2018) but is not completed. Pre-application advice taken from Joe Blackmore due to enforcement case ref ENF/2018/0709/DEV with recommendation “Put in for Planning Permission”.

History – The Parish Council have previously reviewed this application with the following comments sent to Suffolk Coastal District Council: -

- 11/08/18 (from Clerk) The Parish Council recently received the above-mentioned planning application to comment on. The detail shown on the maps submitted with the application is insufficient for us to consider the application appropriately. Your feedback regarding this will be appreciated.
- 22/08/18 (P&D Meeting) Rushmere St Andrew Parish Council recommends REFUSAL as insufficient information was available to assess the application appropriately.
- 22/10/18 (P&D Meeting) The additional photos that you kindly provided were discussed at our planning and development committee meeting last night. Rushmere St Andrew Parish Council recommends refusal of 40 Kelvedon Drive as it was felt that insufficient information is still available to assess the application appropriately. Councillors require accurate and detailed site, block plans and elevational plans to consider the application properly (for example is

one of the questions that was again debated was whether it is just the 'new' wooden structure that forms part of the application or all of it).

Plans – No change to original plans submitted but further plans now provided.

Latest Consultation Expiry Date – 05/11/18 (Agreed Expiry Date)

Councillors considered the application and debated the merits of the application.

Mr Ward proposed a recommendation of REFUSAL seconded by Miss Cracknell. Resolved: with MAJORITY in favour (4 voted for the refusal of the application. Mr Nunn and another councillor voted for the approval of the application).

Response: This PC recommends REFUSAL. The proposal is not in keeping with the surrounding area, it is of a significant height and it is situated on the boundary. It is considered that the proposal is against Policy DM23 b and e of the Suffolk Local Plan, it has a detrimental impact on the outlook of the neighbouring properties and results in a poor physical relationship with other properties.

DC/18/4870/FUL	59 Cuckfield Avenue, Rushmere St Andrew	IP3 8SA	Ground floor 4m rear extension, loft conversion & porch
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Mr Richings gave a situation report following his examination of the proposal documentation.

Application form – Pre-application advice sought - "Originally submitted plans (DC/18/3740/PNH) as Permitted Development as believed to be within the guidelines, but refusal was received by Mr George Wade. During a phone conversation with Mr Wade he recommended submitting for planning as will likely be accepted as-is via that route". Materials proposed to match existing."

Plans – Loft conversion to provide additional living accommodation with Velux-style windows, 2 to front & 2 to rear. Front porch added. Full width single-storey rear extension is proposed, with loss of existing conservatory. Significant internal changes to provide access to loft noted.

Latest Consultation Expiry Date – 31/12/18 (Site Notice)

Councillors considered the application and debated the merits of the application.

Mr Richings proposed a recommendation of REFUSAL seconded by Mr Wright. Resolved: with MAJORITY in favour. The full height Velux rooflights that are shown on the Section E-E plans would permit overlooking and lead to a loss of privacy/ unacceptable overlooking. It is considered that this proposal is against Policy DM23 a) of the Suffolk Coastal Local Plan. It also appears that there are some inconsistencies in the plans with the elevational plans not reflecting the Section plans.

Response: This PC recommends REFUSAL.

7. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE THE PUBLICATION OF THIS AGENDA

None

8. TO NOTE ANY PLANNING APPLICATION REFERRALS RECEIVED

None

9. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

The Clerk reported on planning decisions made by Suffolk Coastal District Council, which had been received since those reported at the last Planning & Development meeting.

DC/18/3438/FUL	815 Foxhall Road, Rushmere St Andrew	Rear and Side Extension PC Planning and Development Committee 13/09/2018 – Recommend approval
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		Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/3590/FUL	5 Kentwell Close, Rushmere St Andrew	Single storey side extension Planning Committee 13/09/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/3577/FUL	80 Woodbridge Road, Rushmere St Andrew	Construction of side and rear extension with render finish and tiled pitch roof to match existing dwelling Planning Committee 13/09/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/3598/OUT	143 The Street, Rushmere St Andrew	Demolition of existing bungalow and erection of 2no. two storey dwellings. Formation of additional vehicular access. Planning Committee 02/10/2018 – Recommend refusal Suffolk Coastal District Council - REFUSAL
DC/18/3810/TPO Tree Preservation Order	16 Brendon Drive, Rushmere St Andrew	T1 Hawthorn on rear garden boundary – 20-30% reduction to allow more light in garden Planning Committee 02/10/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION
DC/18/4020/FUL	6 Bixley Drive, Rushmere St Andrew	Proposed Single Storey Rear Extension and Garage Conversion Planning Committee 22/10/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/4040/TPO Tree Preservation Order	19 Brookhill Way, Rushmere St Andrew	T1 – Oak – Prune back the canopy in selected areas by 2 metres – The large canopy is misshapen due to growth and weight being put on in the more sunlit areas. Request to prune back these 'bulges' by 2m to even out the canopy and also remove any dead wood. Planning Committee 02/10/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION
DC/18/4193/FUL	833 Foxhall Road, Rushmere St Andrew	Proposed Extension & Reconstruction of roof to form living space Planning Committee 22/10/2018 – Recommend approval Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS
DC/18/4386/FUL	20 Mendip Drive, Rushmere St Andrew	Porch added to the front of existing bungalow Delegated approval 22/11/2018 Suffolk Coastal District Council - PLANNING PERMISSION WITH CONDITIONS

10. ENFORCEMENTS & APPEALS – TO NOTE/REPORT ANY RELEVANT MATTERS

The Clerk advised that the Suffolk Coastal District Council enforcement team is currently investigating whether extensions at 5 Brendon Drive and 12 Sandpit Close need planning permission; the authority is also investigating contravention of conditions of the approval for planning application DC/17/0480/FUL – 65 Beech Road; and contravention of conditions of the approval for planning application DC/17/4338/FUL 36-38 Woodbridge Road. Feedback for each of the cases are as follows:

- 5 Brendon Drive – site visit happened on 14/09/2018. Officer measured area. Awaiting confirmation from officer if permitted rights are intact or not. If permitted rights are intact then the extension is lawful.
- 65 Beech Road - A formal notice was sent to the proprietor of Beech Road that the operation is in breach of planning control in respect of 2 matters: unauthorised signage; and mechanical plant not in accordance with details approved under the original planning permission (DC/17/0480/FUL). The proprietor has been advised that a period of 28 days is given for the necessary action to be undertaken otherwise the District Council will have to take enforcement proceedings which potentially could be a stop notice. No further update
- 36-38 Woodbridge Road – Initial feedback from the planning officer is that it is unlikely that enforcement action will be taken. The tree is not protected by a TPO and the other vegetation was

removed before the planning permission was granted. Awaiting confirmation of this from the planning officer. No further update.

- 12 Sandpit Close – Suffolk Coastal District Council informed of this and still need to investigate. No further update.

11. TO RECOMMEND A 2019/20 P&D BUDGET TO THE GP&F COMMITTEE

It was normal to set a notional annual budget amount to cover costs of any maps etc required. Amount set last year was £250.

Mr Wright recommended a Planning and Development budget of £250 for 2019/20 to cover any expenses for maps or other items should be forwarded to the GP&F for building into the overall PC budget, seconded by Mr Newton. Resolved: with ALL in favour.

12. ANY OTHER MATTERS & CORRESPONDENCE

The Clerk reported that she received a call from one of the Suffolk Coastal planning officers about the Suffolk Coastal Final Draft Local Plan that went to the Suffolk Coastal Scrutiny Committee on 27th November. In the report a new allocation was included for Rushmere St Andrew parish. It is anticipated that Suffolk Coastal District Council will consult on the plan early in 2019. Councillors noted this information.

13. DETERMINATION OF ITEMS FOR FUTURE AGENDA

PC meeting – publication of Councillors' email addresses on noticeboards and the parish council website.

14. CLOSE OF MEETING

The Chairman closed the meeting at 21.00pm.